

PROPERTY SURVEY FOR
RON MUIR
SECTION 24, TOWNSHIP 2 SOUTH, RANGE 9 WEST
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL

Commencing at the Northeast Corner of Section 24, Township 2 South, Range 9 West of the Uintah Special Base and Meridian;
Thence North 89°38'24" West 1820.00 feet along the North line of the NE1/4 of said Section to the Northwest Corner of the State of Utah property;
Thence South 26°14'32" East 562.28 feet along the West line of said State property to the centerline of the County Road;
Thence South 26°14'32" East 635.45 feet along said West line to the Northeast Corner of Lot 365, Bandanna Ranch Beaver Dam Phase;
Thence South 72°56'52" West 427.69 feet along the North line of said Lot 365 to said centerline;
Thence the following fourteen courses along said centerline:

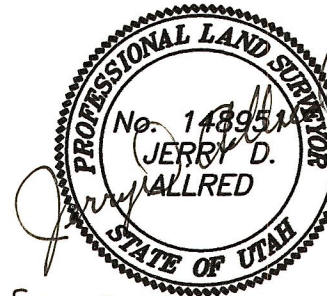
North 42°11'02" West 43.99 feet;
North 23°01'02" West 56.63 feet;
North 13°13'05" West 58.93 feet;
North 11°07'06" West 61.20 feet;
North 09°33'13" West 55.18 feet;
North 02°22'19" West 57.75 feet;
North 18°52'12" East 57.31 feet;
North 31°01'26" East 61.05 feet;
North 37°02'48" East 67.97 feet;
North 39°47'05" East 54.32 feet;
North 38°39'32" East 50.22 feet;
North 32°27'08" East 68.79 feet;
North 17°40'30" East 68.53 feet;
North 10°44'07" East 12.28 feet to the TRUE POINT OF BEGINNING, containing 4.36 acres. Said parcel being subject to that portion being used as County Road right-of-way.

NARRATIVE

This survey was performed at the request of Ron Muir for the purpose of locating and describing the parcel shown on this plat. The monuments marking Public Lands Survey System corners were shown as noted hereon and used to control the survey.
The positions of the Northwest and Southwest Corners of the Utah State property indicated were determined from the dimensions called for in the Warranty Deed from Colemans to Ford's Inc. In 1979 as recorded on page 639, Book A-69 of Deeds on file in the Duchesne County Recorder's office. The line connecting these two corners defines the West line of the State property and the East line of Ford's Inc. property which has subsequently been subdivided into the Bandanna Ranch Beaver Dam Phase subdivision. In 2004 Ford's sold to Southern Cross Ranch the unsubdivided property west of the centerline of the County Road. (The centerline of the County Road is called for in the Warranty Deed recorded on pages 299-303, Book A415 of Deeds on file in said Recorder's office). This conveyance left the parcel which is the subject of this survey East of the County Road, West of the State property and North of the subdivision. Therefore each of these lines was determined in order to define boundaries of the parcel surveyed. The subdivision boundary was plotted and rotated to the basis of bearings of this survey in order to determine the North line of Lot 365 of said subdivision. The centerline of the county road as called for in the Southern Cross Ranch deed was plotted and found to deviate considerably from the position of the centerline as surveyed by this survey. As the centerline is a "called for monument" the existing field position as determined by this survey was used to fix the West boundary of the surveyed parcel.

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcel of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



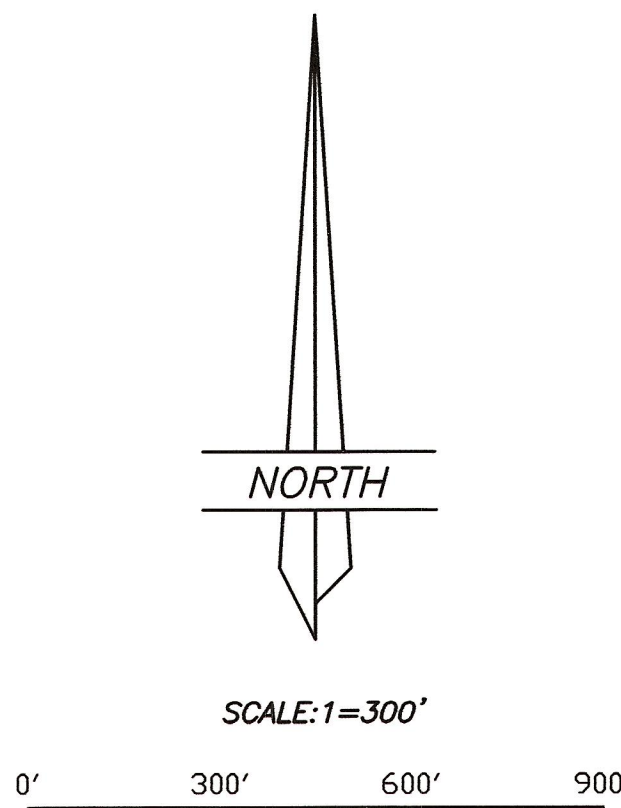
22 Sep 2006
Jerry D. Allred, Licensed Land Surveyor,
Certificate 148951 (Utah)

COUNTY SURVEYOR'S FILE NO. 1814

JERRY D. ALLRED & ASSOCIATES
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21 SEP 2006

06-100-098



LEGEND AND NOTES

- 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 148951 SET BY THIS SURVEY

THIS SURVEY WAS PERFORMED USING G.P.S. (GLOBAL POSITIONING SYSTEM) PROCEDURES AND EQUIPMENT.
THE BASIS OF BEARINGS WAS BASED ON WGS-84 DATUM.